



Mongewell Park, Mongewell, Wallingford OX10 8DA



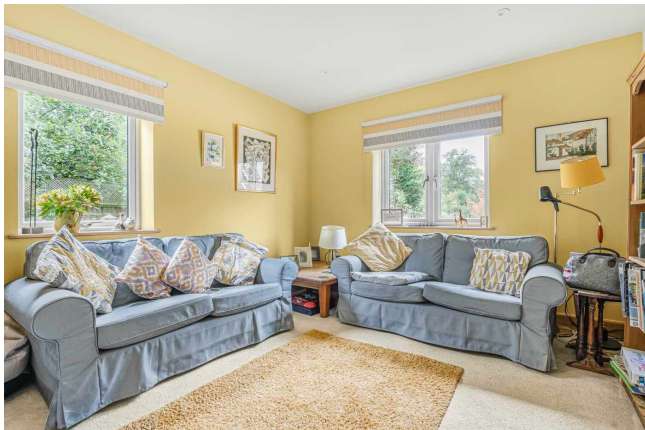
Mongewell, Wallingford

An absolutely stunning modern detached property tucked away in a semi-rural position along a quiet, private lane in private grounds of half an acre.

This impressive home built in 2018 offers contemporary comfort, generous living space and a fabulous outlook across a tranquil lake.

This property's elegant interior features a welcoming drawing room with log stove and bifold doors opening onto the garden. The kitchen/dining room is a true heart of the home fitted with an island unit, double aspect with bifold doors: there is also a family room and shower room. An elegant staircase leads to a galleried landing and four spacious bedrooms with 3 bathrooms, the main bedroom has a walk-in wardrobe and a balcony with glass balustrade.

Outside the property enjoys mature gardens filled with fruit trees, flowering shrubs and established borders, there is large timber double garage, brick store and a triple garage block with guest suite above. The amenities of Wallingford are close by with the A4074 giving access to Reading and Oxford.



Tenure - Freehold

Accommodation

Central heating via a wet underfloor system and air source heat pump.

Reception Hall: Wood style floor, storage/display recess, stairs to landing, cloaks cupboard.

Shower Room: White 3-piece suite including large shower cubicle, wood style floor, electric towel rail, window.

Family Room: Double aspect with windows to the front and side. Plant Room: Hot water tank, water softener.

Drawing Room: Bifold doors to the garden and view of the lake, two tall windows to the side, wood style floor, stylish log stove on slate hearth, bifold oak doors to:

Kitchen/Dining Room: Extensive range of storage units with quartz worktops, induction hob, extractor hood, electric oven and microwave, dishwasher, space for fridge/freezer, island unit with wood worktop and electric points, wood style floor, bifold doors to and full height windows offer views of the lake, two side windows.





Utility Room: Door and window to side porch, range of cupboards, appliance spaces, Belfast sink, wood style floor.

Stairs to Galleried Landing: Door to rear balcony, Velux window, loft hatch.

Bedroom 1: Picture window with a view of the lake, side windows and door to balcony. Walk-in wardrobe flanked by hanging rails.

Ensuite Bathroom: White 4-piece suite including bath and separate tiled shower cubicle, window to front and side, wood style floor, electric towel rail, cupboard.

Bedroom 2: View of the lake, fitted wardrobes, door to balcony.

Ensuite Shower Room: White 3-piece suite, wood style floor, electric towel rail.

Balcony: Glass balustrade, vaulted roof, views over the garden and lake.

Bedroom 3: Windows to the front and side, fitted wardrobes.

Bedroom 4: Two windows to the side.

Bathroom: Insignia enclosed bath with steam function and multi-jet shower, low level w.c., hand basin, wood style floor, electric towel rail, window.

To the Front:

Twin gates to an extensive drive bordered by banks of established shrubs and plants with tall trees to the front. It is enclosed by timber fencing and brick walling.

Triple Garage Block: Garage and twin bay carport.

First Floor Studio: Entrance Hall, Velux window, wood style floor. Bedroom: Velux window. Shower Room: 3-piece suite, window and Velux, electric radiator.

Rear Garden: Gravelled side garden with wall, gate to formal gardens.

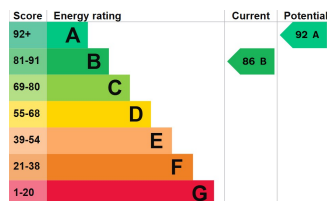
Paved terrace, a large lawn leads to the lake, planted with a wealth of trees, shrubs and fruit trees.

Two timber outbuildings, brick store and concealed work area.



Directions:

From our offices, turn left onto St Martin's Street, continue through St Mary's Street onto Reading Road. At the large roundabout, take the 1st exit onto Nosworthy Way/A4130, at the next roundabout take the 2nd exit onto Port Way/A4074, turn first right into Carmel Terrace and the property will be on the left.



Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.



Approximate Gross Internal Area 3026 sq ft - 281 sq m (Excluding Garage & Outbuilding) (Including Annexe)

Ground Floor Area 1292 sq ft – 120 sq m

First Floor Area 1262 sq ft – 117 sq m

Garage Ground Floor Area 229 sq ft – 21 sq m

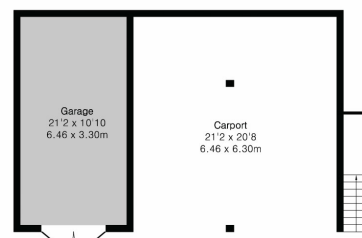
Annexe First Floor Area 472 sq ft – 44 sq m

Garage Area 391 sq ft – 36 sq m

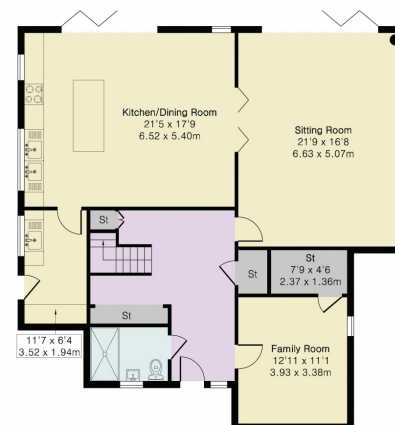
Outbuilding Area 82 sq ft – 8 sq m



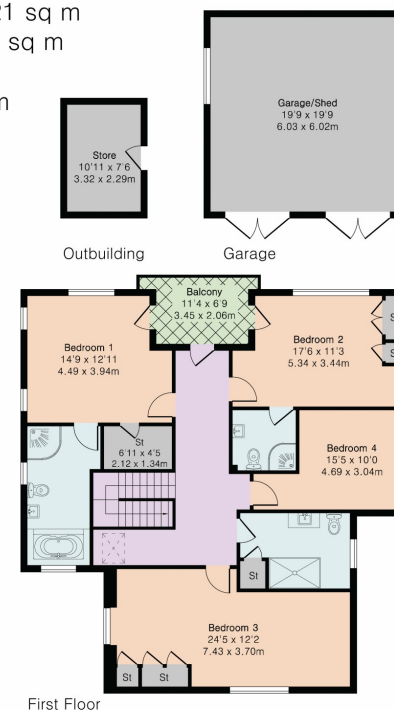
Annexe First Floor



Garage Ground Floor



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

